

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

June 16, 2003

PRESENT: Tom Cowan, Chair
Terry Janicz
Rick Meahl
Don Hoeffler
Mark Decker
Jim Ebersole, Superintendent-Highway Dept.
Christine Falkowski, Planning Board Clerk

The meeting was called to order by Tom Cowan at 7:30 PM.

Minor Subdivision Application - one lot on Crittenden Road owned by the Estate of David Blitzer, Etal.

Tim Morgan stated that there is a gas well on the south portion of the property. Gas company has right of access. Some gas is accessible, but not enough to heat with. Energy source is National Fuel. No intention to split off more lots. Rick made a motion to approve the minor subdivision, seconded by Terry and all approved.

Cell Tower – SBA Network Services (AT&T)

Jackie of SBA Services and Maureen Elwell, Attorney, Phillips, Lytle, Etal represented AT&T. Jackie stated that they have exhausted all suggestions west and east of the search ring in the area of Rapids & Rt. 93 for this tower (not to exceed 280'). They have a lease agreement with Howie Brucker and will use the existing road behind the barn. It will not be visible from the Village. The primary purpose of the tower is to fulfill a wireless coverage deficiency in AT&T's service network. They anticipate two co-locators on this tower. Christine gave them a site plan packet, which is needed by June 26th for the June 30th meeting agenda. They will also need an area variance from the Zoning Board for the excess height (maximum is 175'), which the Planning Board will recommend.

Minutes Review

Don motioned to approve the minutes from the June 2nd meeting, seconded by Terry and all approved.

Zoning Report Review

The Zoning Report was reviewed and discussed. Terry suggested that John Smith's storage building on Main Road may have a change in use (church meeting hall?)

Preliminary Concept Plan – Michael Schmidt

Michael Schmidt has purchased 90 acres from Donald Steinwachs, fronting on Clarence Center Road, and at the northwest corner of Keller Road. Mr. Schmidt plans to build a home 200' deep on Keller Road. He also plans to sell three lots on Clarence Center. Beeman's Creek (Federal/State wetlands) runs about through the center of this parcel, and Mr. Schmidt plans to maintain access to the creek. The Town would also need access to clean out the ditch at the creek. The bike path is located to the rear of the proposed Clarence Center lots. Would an easement from the Railroad be necessary?

Mr. Schmidt came to the Planning Board for advice on how to have the property surveyed for the minor subdivision. He presented two options: (#1) He has at least 20' frontage on Keller, and if he adds approximately 150' frontage from Clarence Center, he would not need an area variance. This would create a very narrow strip of land to connect frontage at each end of the property, and is not preferable. (#2) Keep no frontage for himself on Clarence Center, and apply for a variance for the lack of frontage on Keller, which makes more sense to Mr. Schmidt. Mr. Schmidt met with Bobby from the County Highway Dept. who approved a 20' driveway on Keller with no culvert needed. Jim Ebersole stated that the Town sign and snowplow signs are located at that point on Keller, and cautioned against going over the bike path. Tom stated that over the next several months we will be looking at ordinances on flag lots. The amount of frontage on Keller Road needs to be known, and Mr. Schmidt will work on obtaining this number before the next meeting on June 30th.

UNFINISHED

Jim presented a 12-point draft policy on driveway entrances. He stated that residents should not completely fill or cover a ditch across the road front as they do it improperly. Folks are not happy with this, as they want it to look nice. Jim suggested this be resolved by increasing Highway staff or hire licensed contractors to comply with the standard as set by the Town. It was suggested the \$100 fee be doubled for two driveway cuts.

Minor Subdivision Application – one lot on Steiner Road owned by John & Dottie Routledge

Routledge's did not show. We should have a survey of the proposed 225 x 925 lot. A 66' strip of land goes through the property owned by the Railroad or Erie County. Do the Routledge's have an easement? Christine will ask them to come to the June 30th meeting.

The next meeting is scheduled for June 30th. Mark motioned to adjourn the meeting at 9:40 PM, seconded by Terry and all approved.

Respectfully submitted by,
Christine Falkowski, Recording Secretary